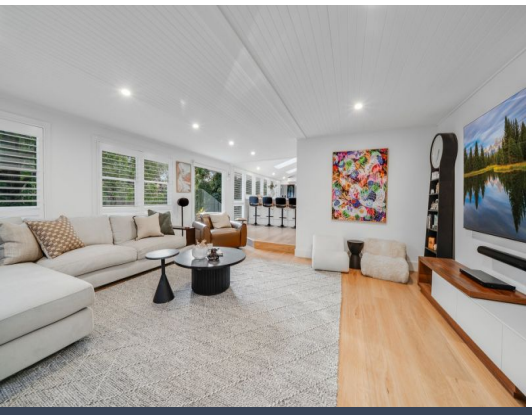
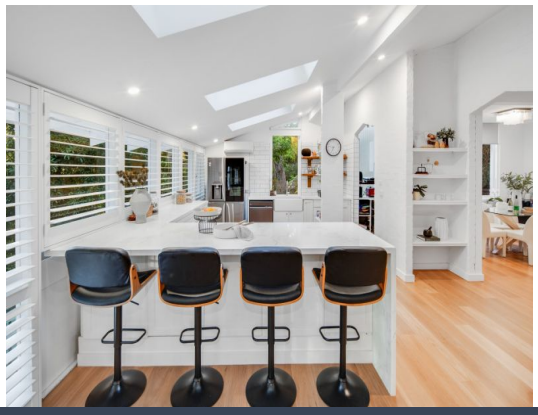
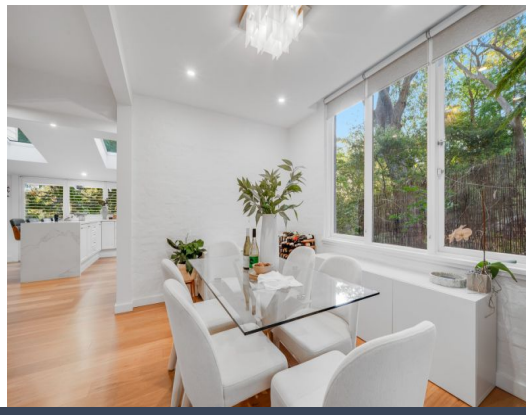








45 Blackbutt Avenue Pennant Hills, NSW

5 1 4 2

Bespoke sanctuary in blue-chip setting, near top private schools and Pennant Hills Public

Basking in the magnificent natural beauty of Byles Creek reserve and surrounding national park, this ultra-serene entertainer presents a rare prospect for those seeking private escape amid a lush oasis. Its picturesque seclusion sets the stage for luxurious artisanal interiors impressively appointed with no expense spared, and flaunting textured exposed brick, natural stone, high tapered ceilings and hybrid blackbutt floors. Aspirational indoor-outdoor living, with multiple areas to unwind and entertain across 942.2sqm - this is a true lifestyle hideaway brimming with location advantages and built for generations.

Inspect:	Saturday, 14th November 2026 1:00 - 1:30 Wednesday, 18th November 2026 1:00 - 1:30
Auction:	05/12/2026 09:00 am
Price:	Auction (Unless Sold Prior)
Council Rates:	$669.50 p/q
Water Rates:	$216.53 p/q



Chloe Mawass
0431 983 240



James Ramsay
0420 665 913

https://www.stonerealestate.com.au/8852979

45 Blackbutt Avenue
Pennant Hills

5 4 2 1 1

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The site plan and floorplan are not to scale; measurements are indicative of metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. Other information provided has been collected by reliable sources but cannot be guaranteed for accuracy.